



Grey Oaks INSIGHTS

REAL ESTATE OFFERINGS FROM GREY OAKS REALTY · SPRING 2007



From left to right - Michael Waddell, Mike Diamond, Tom Sansbury, Lester Clark, Lu Shafran, Robert Epstein, Art Shafran, Ken Husler, Jim Pierce, Edie Waddell, Rich Longo, and Chris Pierce

Traditions, The Golf Residences, at Grey Oaks Breaks Ground

Landmark Development Group principals Art Shafran and James Pierce led the groundbreaking ceremony for Traditions, The Golf Residences at Grey Oaks on February 5. These 180 maintenance-free coach homes set within the classic and serene Grey Oaks community are priced from \$895,000 and include a Full Golf Equity Membership at Grey Oaks Country Club.

"There really is nothing comparable to this in Naples," says Shafran. "To have the convenience of being just minutes from downtown combined with 54-holes of golf at one of America's top country clubs literally at your door step is an irresistible combination in any market."

Continued p.3

Malinsy Model Opens at Estuary at Grey Oaks

BCB Homes new Malinsy model home introduces a dramatic new look dubbed "Naples romance" by interior designer Pat Wilson Wise, ASID of PW Square, Inc. Interior Design & Décor. Inspired by the sophisticated styling of Hollywood in the 1930's and 40's, the Malinsy's 5,223 square feet of living space under air and 7,271 square feet overall, is a spacious home with an intimate feel contemporizing that glamorous era.

Step through the custom wrought iron and glass double-door entry into the grand foyer. Your eye is drawn through the glass-wall to the architecturally sculpted infinity edge pool with views of the 4th Fairway and nature preserve beyond. Designer Wilson Wise has added reveals to the interior columns which define the living area and add a comfortable and cozy feel to the formal living room space. Wood accents define the wall niches and are repeated around the fireplace providing bold definition in the living room.

"In architecture and design less is more — nobody believes that more than I do," offers Ms. Wilson Wise. "I try to do things that have a universality that people can live with...our lives are so busy and so stressed, our homes need to be calming and meditative."

Imaginative use of wood molding with matching curvilinear arches gives a human scale to the rooms while monochromatic wall coloring in the public spaces provides a dramatic presentation platform for art and accessories. A 1930's chandelier found in Paris provides the focal point in the formal dining room. In the sun-drenched library, Zoffany grass cloth covers the walls casting a pear green hue on the stone floors softened by a Tibetan wool rug.

A unique kitchen/great room design incorporates a double island design providing multiple work areas. The middle island with vegetable sink, double sinks and food preparation space



accesses the Wolf range, double ovens and microwave convection oven. The front island includes a wet bar and additional dish washing area where guests can visit while dinner is being prepared. The comfortable sofas in the adjacent great room incorporate the media center providing added entertaining space.

The Malinsy has four bedrooms and four and one-half baths. A sumptuous master bedroom suite includes a spacious walk-in closet with custom shelving, a lavish master bath with whirlpool tub and a private sitting area opening to the spa and pool area. Also on the first floor, a detached guest suite with cabana bath offers visitors a private haven on the opposite side of the pool deck. An elegant stone staircase with designer railings leads to two bedroom suites on the second floor, each with a private balcony.

Unique motorized sliding glass doors open with the touch of a button to

the expansive multi-level patio area featuring integrated planters and natural stone pavers. The asymmetrically formed invisible edge pool includes a waterfall, emitters and raised spa. Roll down screens in the covered patio area enclose the summer kitchen's Dacor outdoor grill and fireplace.

High-efficiency, multi-zone air conditioning systems with digital thermostats, high-performance Andersen windows, and energy efficient hot water heaters with recirculating systems are included.

The side-entry motor court accesses the three-car garage and professionally designed lush landscaping completes the outside grounds. A fully equipped laundry room with built-in cabinets, laundry sink, granite countertops and professional series washer and dryer are conveniently placed just inside the garage door entrance.

Located at 1436 Nighthawke Pointe in Estuary at Grey Oaks, the Malinsy is offered furnished at \$5.3 million.

